

9/02/08 9:16:11 SS
BK 552 PG 433
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

This Instrument Prepared By:

Charles B. Griffith
Attorney at Law
106 Mission Court, Suite 1002
Franklin, Tennessee 37067

Record and Return To:

LandCastle Title
810 Crescent Centre Drive
Suite 280
Franklin, Tennessee 37067
ACT File No.: MSR-080400198A

662-893-8188
Prepared By and Return To:
Realty Title
6397 Goodman Road
Suite 112
Olive Branch, MS 38654
0080335

State of Texas)
County of Collin)

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ten dollars (\$10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWALT, INC. ALTERNATIVE LOAN TRUST 2005-67CB MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-67CB, ("Grantor," hereinafter) does hereby sell, assign, convey, specially warrant, and deliver unto SHARON BETTS, ("Grantee," hereinafter), the following described property situated in DESOTO County, Mississippi, and being more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE
FOR LEGAL DESCRIPTION

Commonly known as street address: 10687 BEN LOMOND COVE, HERNANDO, MS 38632

AND THE SAID Grantor will forever specially warrant and defend the title to the above-described property unto the said Grantee and his heirs, representatives, and assigns, against the claims of all persons claiming by, through, or under the Grantor, but not otherwise.

The Grantee has thoroughly inspected, examined and accepts the parcel along with any existing structures, improvements, and appurtenances thereunto belonging, if any, and is purchasing same in "as is," "where is" condition, without warranty. In addition, Grantee understands that the Grantor, its agents, successors and/or assigns, have made no representation or warranties, other than as specifically set out herein, either expressed or implied regarding this parcel and that Grantee is purchasing same based on the Grantee's sole judgment and diligent inquiry.

By acceptance of this Deed, as evidenced by having same recorded, Grantee affirms the content of this document and expressly agrees to indemnify and hold Grantor, its agents, successors and/or assigns, harmless from any and all claims (whether made by the Grantee, its agents, successors, assigns or any other party) regarding any deficiency as to the condition of the property and/or any existing structures on said parcel.

If bounded by water, the warranty granted herein shall not extend to any part of the above-described property which is tideland or coastal wetlands as defined in the Mississippi Coastal Wetlands Protection Act and this conveyance includes any natural accretion and is subject to any erosion due to the action of the elements.

It is agreed and understood that taxes for the current year have been or shall be prorated on an estimated basis, effective the date of this instrument and are hereby assumed by the Grantee herein. When such actual taxes have been determined the parties hereto shall adjust the proration accordingly.

This conveyance and the warranty thereof is subject to zoning and/or other land-use regulations promulgated by federal, state, or local governments affecting the use or occupancy of the subject property, any and all prior reservations, restrictions, easements, exceptions, sales, covenants, and/or conditions of record, including mineral, oil or gas reservations, and any and all public utility easements, servitudes and rights of way and restrictive covenants which might affect the subject property.

Grantor Name and Address:

The Bank of New York as trustee
for the Certificateholders
CWAII, INC. Alternative
Loan Trust 2005-67CB
Mortgage Pass-through Certificates,
Series 2005-67CB

Phone Number: 615-503-9901

Grantee Name and Address:

Sharon E. Betts
914 W. Culver Street
Phoenix, AZ 85007

Phone Number: 602-430-8273

TITLE NOT EXAMINED

INDEXING INSTRUCTIONS:

LOT 91, SECTION A, LAKE O' THE HILLS SUBDIVISION, SITUATED IN
SECTION 19 AND SECTION 20, TOWNSHIP 3 SOUTH, RANGE 9 WEST, DESOTO
COUNTY, MISSISSIPPI

(Special Warranty Deed Continued)

WITNESS THE SIGNATURE of the Grantor on this 31st day of July, 2008.

GRANTOR:

The Bank of New York as Trustee for the Certificateholders
CWALT, Inc. Alternative Loan Trust 2005-67CB Mortgage
Pass-Through Certificates, Series 2005-67CB

BY: Countrywide Home Loans, Attorney in Fact

BY:



Walid M Mouneimne Asst. Secretary

(Print Signer's Name and Title/Capacity)

ACKNOWLEDGEMENTSTATE OF Texas)
COUNTY OF Collin)

Personally appeared before me, the undersigned authority in and for the said County and State, on this 31st day of July, 2008, within my jurisdiction, the within named walid M Mouneimne (Signer) who acknowledged to me that s/he is the Asst. Secretary (title/capacity) of Countrywide Home Loans (Signer's company name), the Attorney in Fact for Countrywide Home Loans (Grantor) and that in its capacity as Attorney in Fact for Grantor s/he executed, signed and delivered the above and foregoing instrument after having been authorized by Countrywide Home Loans (Signer's company name) and Grantor to do so.

Given under my hand and seal this the 31st day of July, 2008.
NOTARY PUBLIC

My Commission Expires:



EXHIBIT "A"
(Legal Description)

THE FOLLOWING DESCRIBED REAL PROPERTY, TO-WIT:

LOT 91, SECTION A, LAKE O' THE HILLS SUBDIVISION, SITUATED IN SECTION 19 AND SECTION 20, TOWNSHIP 3 SOUTH, RANGE 9 WEST, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 2, PAGE 29-35 IN THE CHANCERY CLERK'S OFFICE OF DESOTO COUNTY, MISSISSIPPI.

Return to Gary L. Jewel Attorney, 6000 Poplar #403
901-685-2408 Memphis, TN 38119

BK 592 PG 437

P 9/05/07 10:09:15
BK 121 PG 615
DESO TO COUNTY, MS
W.E. DAVIS, CH CLERK

POWER OF ATTORNEY

The undersigned, as Trustee under the Pooling and Servicing Agreements (as defined below) hereby constitutes and appoints Countrywide Home Loans Servicing LP and its authorized officers (collectively, "CHL Servicing") and each of them, its true and lawful attorneys-in-fact and agents, with full powers of substitution and resubstitution, for and in its name, place and stead, in any and all capacities, for the limited purpose of executing and recording any and all documents necessary to effect (i) a foreclosure of a Mortgage Loan, (ii) the disposition of an REO Property, (iii) an assumption agreement or modification agreement or supplement to the Mortgage Note, Mortgage, or deed of trust, and (iv) a reconveyance, deed of reconveyance or release or satisfaction of mortgage or such instrument releasing the lien of a Mortgage in connection with the transactions contemplated in those certain Pooling and Servicing Agreements (the "Pooling and Servicing Agreement") by and among the undersigned, CHL Servicing, CHL, and CWABS, Inc. The undersigned also grants unto said attorneys-in-fact and agents, and each of them, the full power and authority to do and perform each and every act and thing requisite and necessary to be done in and about the premises, as fully to all intents and purposes as might or could be done in person to effect items (i), (ii) and (iii) above, hereby ratifying and confirming all that said attorneys-in-fact and agents or any of them, or their substitutes, may lawfully do or cause to be done by virtue hereof. Any capitalized term not otherwise defined herein shall have the meaning assigned to such term in the Pooling and Servicing Agreements.

THE BANK OF NEW YORK, as Trustee

Witness: [Signature]
Steven Chrysanthis

By: [Signature]

Witness: [Signature]
Corrie Wagner

Michelle Penson
Vice President

By: [Signature]

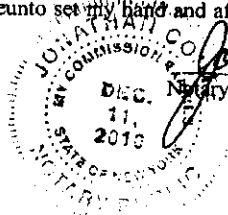
Mauro Palladino
Managing Director

STATE OF: New York
COUNTY OF: New York

On the 16th day of June, 2007, before me, Jonathan Conte, a Notary Public in and for said, personally appeared Michelle Penson, known to me to be as a Vice President, and Mauro Palladino, known to me be a Managing Director, a New York banking corporation that executed the within instrument, and also known to me to be the person who executed said instrument on behalf of said New York banking corporation and acknowledged to me that such New York banking corporation executed the within instrument.

IN WITNESS THEREOF, I have hereunto set my hand and affixed by official seal the day and year in this certificate first above written.

Jonathan Conte
Notary Public, State of New York
No. 01CO6157400
Qualified in Bronx County
Commission Expires 12/11/2010



Jewell en